

SUBMITTAL REQUIREMENTS FOR NEW OR EXPANDED SINGLE FAMILY RESIDENCES IN SENSITIVE ENVIRONMENTAL RESOURCE AREAS IN THE MALIBU COASTAL ZONE

In compliance with provisions of Ordinance No. 92-0037, a Director's Review application (\$1,198) with Environmental Review Board (ERB) analysis is required for all new single family residences located within a Sensitive Environmental Resource Area. Accessory structures normally associated with a single family residence, such as, garages, swimming pools, fences and storage sheds (excluding guest homes or self-contained residential units) are usually exempt from the ERB review requirement when being proposed for existing residences. Please note that a Director's Review may be considered a discretionary action and all such applications are consequently subject to the provisions of the California Environmental Quality Act (CEQA).

The ERB analysis of proposed projects requires 11 individual packages containing the following materials to be submitted to the Department of Regional Planning, along with an additional six sets of necessary materials required for a Director's Review (plot plan review). **NOTE:** Each item must have the plot plan number marked in a conspicuous location.

1. Color photos of the site
 - a. must be of adequate size to clearly show detail and should be taken from ground level;
 - b. must depict all areas to be developed or disturbed (including fuel modification areas) as well as of the general setting of the parcel;
 - c. may be clear, color photocopies;
 - d. must have photo locations keyed on a property map.
2. U.S.G.S. Quad Sheet, or 8½"x 11 portion thereof, at 1:24,000 scale, with the subject property accurately plotted. This is very important for comparison of the site to appropriate planning maps.
3. Site plan
 - a. existing and proposed development as well as topographic contour lines;
 - b. a conceptual fuel modification/landscape plan (up to 200 feet of brush clearance for fire protection), with reference to the existing condition of the area (e.g., landscaped, natural vegetation, paved, graded, etc.); if the 200' zone extends beyond the subject property, adjoining properties must also be depicted). ERB review of fuel modification plans prior to Fire Department review is necessary so that the Fire Department may be made aware of environmental sensitivities to be avoided in fuel modification;
 - c. all off-site improvements (such as roads, etc.) that may be necessary;
 - d. the building pad (disturbed areas) and total site acreage; the north arrow should point up.
4. Grading plan (if applicable)
 - a. must depict all areas to be graded including heights/depths of cuts/fills and including all off-site grading;
 - b. must provide total cubic yards to be graded including any off-site removal.
5. Surrounding Land Use Map to 50 feet (may be on 8½ x 11)
6. Assessor's Map Book page(s) depicting the subject property and all contiguous parcels must be

included; a list of the owners of all contiguous parcels must also be provided. This page may be combined with Item 5 above.

Additional information may be obtained from the Department of Regional Planning, Land Development Coordinating Center, 320 W. Temple Street (Room 1360), Los Angeles, CA 90012, (213) 974-6411.

A Conditional Use Permit (\$8,043) with ERB review is required for all other development. (Examples: more than one single family residence developed by the same person on contiguous parcels, multifamily dwellings, commercial or office buildings, accessory structures unrelated to single family use, industrial buildings, institutional buildings)

1. Sensitive Environmental Resources Overlay Zones Map

This map (1" = 2,000') was originally prepared for Los Angeles County by Envicom to be used for implementation of the Malibu LUP and is the basis for the Sensitive Environmental Resources map shown as Figure 6 in the Malibu LUP.

A print of the map should be available in the Calabasas office of the Building and Safety Division of the Department of Public Works.

2. Developments Subject to ERB Review

The Malibu LUP and Los Angeles County Zoning Code (Section 22.44.300.A) requires an ERB review of "development proposals" that are located within areas depicted as Sensitive Environmental Resource Areas.

Main Features of Ordinance No. 92-0037 Environmental Review Board

The Board of Supervisors adopted this ordinance on April 23, 1992 to regulate development within the Malibu Coastal Zone. The ordinance affects only development proposed within in mapped sensitive environmental resource areas depicted in the Malibu Land Use Plan (Figure 6). The ordinance became effective on May 24, 1992.

The ordinance created procedures to allow development to proceed with appropriate review and minimum delay while protection protecting sensitive environmental resource areas. The procedures established by the ordinance require a recommendation by the Environmental Review Board (ERB) for most developments. The ERB consists of nine qualified professionals with technical expertise in resource management.

Development is divided into three categories; each category requires a different review procedure and filing fees. The following are the three categories of development (with examples) and their associated review procedures and filing fees:

1. Existing single family residences & accessory structures within existing “footprint.”

- Director’s Review, no ERB review.

Examples: second story addition, new roofs, balconies, interior remodels, fire sprinkler systems, demolition permits for single family residences and accessory structures.

2. Single family residences & accessory structures, new or expanded “footprint.”

- Director’s Review, ERB review.

Examples: new single family residences, retaining walls, swimming pools, detached garages, grading.

3. All other development.

- Conditional Use Permit, ERB review.

Examples: more than one single family residence developed by the same person on contiguous parcels, multifamily dwellings, commercial or office buildings, accessory structures unrelated to single family use, industrial buildings, institutional buildings.

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